

Magnolia Place Community Association, Inc.  
6827 Sun 'N Lake Blvd., Sebring, FL 33872-2022

<https://www.magnoliaplacehoa.org>

Board Of Directors Meeting Minutes

Sun 'N Lake District Office, 5306 Sun 'n Lake Blvd. Sebring, FL.

March 5, 2026

### **I. Call to Order**

- Board member Christian Cupin called the meeting to order at 7:00 PM.

### **II. Roll Call of Officers**

- Present: Board of Directors: Alex Andreu, Anne Lynch, Lee Wishard, and Christian Cupin.

### **III. Financial Report**

- Mr. Alex Andreu gave the reports as follows:
  - A. Certificate of Deposit: \$42,866.95 as of 2/28/2026
  - B. Savings: \$14,121.47 as of 2/28/2026
  - C. Checking Account: \$13,057.07 as of 2/28/2026
  - D. Current Operating Expenses: \$1,156.94 as of 2/28/2026
  - E. Legal Retainer Remaining with Swaine, Harris, & Wohl, P.A.: \$1,272.94 as of 2/28/2026

### **IV. Manager's Report**

- A. Robbins Nursery (South Sebring Main Branch) completed the landscaping project for the main entrance and side areas (by the metal gates and "rotunda" with three palm trees). The landscaping was completed on February 27, 2026 (Thursday), earlier than planned due to a scheduling error on the vendor's side. The intended date for completion was set for March 27, 2026. Robbins Nursery fulfilled the order and specifications. The vendor also adjusted & recalibrated the sprinkler systems for the "rotunda" area. Robbins Nursery Invoice / Ticket: 220000347611 totaled \$5614.65. A check was issued and paid to the vendor on February 28, 2026.
- B. The current owner/business entity "PENNYMAC Loan Services LLC" that purchased the foreclosed property on 6938 Cecilia Ave. (Floyd Johnson Property) has been sent an itemized billing for monies owed to the HOA for delinquencies related to violations, yearly HOA fees, interest fee accumulations, and legal fees. A copy of the CCRs have been sent to the business entity as well, to provide guidelines and justification for the enforcement of the charges as outlined by the HOA.

- C. Alex Andreu will investigate the number of missing gate finials "toppers" for the metal gates and will determine what kind of work needs to be done to correct it. A homeowner brought it to the BOD's attention.

#### **V. Old Business**

- A. Installation of an HOA notification sign "Magnolia Place: A Deed-Restricted Community" at the junction entrance of Cortez Blvd. and Cecilia Ave. is pending for final placement contingent on easement regulations from Sun 'N Lake District Office.
- B. Canopy Bench: prospective project for installation at the corner of Magnolia Place entrance and Sun 'N Lake Blvd -- currently being reviewed by Sun 'N Lake Improvement District.
- C. Power washing and surface sealing of all road gutters ---- currently undergoing negotiations with Sun 'N Lake Improvement District for scheduling.
- D. Vegetation overgrowth on property 6839 Sun 'N Lake Blvd has not been addressed. Issue has been brought to the attention of the lot owner.

#### **VI. New Business**

- A. Application of new mulch and lawn fertilization for the common areas at the main entrance will be conducted in the next few days in order to enhance the landscaping and maintain the health of the plants. Christian Cupin will volunteer for this undertaking and will subsequently submit purchase receipts to the Treasurer for the materials that will be utilized.

#### **VII. Nex Meeting Date**

- The next monthly Board Of Directors meeting is scheduled for April 2, 2025 at 7:00 PM Sun 'N Lake District Office, 5306 Sun 'n Lake Blvd.

The board meeting was adjourned at 7:51 PM. These minutes were approved by the Board of Directors.

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Secretary  
March 5, 2026

*Alex Andreu*

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Vice President  
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